



**ONE OF THE LARGEST MEGAMANSIONS IN THE CITY
IS BEING BUILT ON YOUR BACKYARD.
NOBODY ASKED IF YOU MIND.**



An enormous spec-house is going up in Kenter Canyon above Leonard Rd. It is planned to be over 28,000 square feet, 60 feet high, four stories, and will include 14 bedrooms, 26 bathrooms, bars, gym, home theater, nightclub and an 80ft infinity pool

The site is surrounded above and below by dozens of homes on Leonard Rd., Hanley Ave., Kenter Ave., Kenter Way, Bronze Lane and is directly visible from farther up in Crestwood Hills. If built as shown, this mega-mansion will forever impede on the privacy, peace and quiet of ALL the homes in the neighborhood.

The project is at <https://houzz.com/hznb/projects/822-kenter-ave-pj-vj~5711316>

Two years ago, a group of neighbors, called Friends of Kenter, submitted an appeal to LADBS to reconsider the granting of the building permit, which we believed and subsequently found not to be in compliance with a number of building restrictions. Our appeal ran its course through LADBS's established proceedings—three reviews—and was denied in all of them. From the outset we knew we wouldn't get a sympathetic hearing, insofar as such proceedings are dealt with entirely within the LADBS administration. But we did not foresee that the administration's unconcern for our complaint would be as deliberate as it turned out to be.

A PERMIT ERROR WAS ACKNOWLEDGED BY LADBS

The original building permit obtained by the developer contained a serious error regarding building height. That error happened to harm the developer. Following his challenge, LADBS corrected the permit with no changes to the plans. This precedent led us to believe other errors may be contained in the plans and/or permits, which we intended to submit to independent expert scrutiny.

WE WERE NOT GIVEN ACCESS TO THE PROJECT'S PLANS

In denying our appeals, LADBS argued that we failed to provide evidence of error in the plans. But the plans remained out of reach to us due to Covid closures of public offices, and were not provided to us despite insistent requests. Low resolution plans were made available only a few days before our final hearing last Wednesday, way too late for adequate assessment. Despite such obstacles, our attorney was able to submit in writing a number of challenges to the building permit, justified through intricate consideration of the prevailing building code.

IMPEDIMENTS TO PRESENT OUR CASE DURING HEARINGS

In the final hearing our attorney was given 15 min. to present, even though our case involves complicated issues. While his written submission was sent earlier, the commissioners appeared not to have reviewed the material thoroughly. By contrast, the total time given to parties opposing our appeal (zoning administrator, developer's attorney and assorted LADBS staff) amounted to about four times the time our attorney was given. In addition, neighbors submitted letters of support but there was no mention or examination of the content of such letters. Furthermore, attendees to the Zoom meeting tried to "get on" the call but reported not being recognized by LADBS staff.

DENIAL DECISION WAS OFFHANDED

The commissioners relied entirely on the word of the zoning administrator, who, as expected, denied to have erred in any way. His judgment remained unexamined and unchallenged by the Commission, and decided our case on the spot without considering our attorney's challenges to the permit in sufficient detail. Why does the city bother to grant procedural recourse to appeals in the first place?

A REAL-LIFE INSTANCE OF OUR CONCERNS

We believe the mega-mansion at 824 N. Kenter Ave poses imminent safety and environmental risks for us all. We have alleged concerns pertaining to retaining walls, run-off avoidance and soil erosion, size of building allotments and fire road. During the past year heavy rains caused damaging soil erosion and run-off into adjacent properties on Leonard Rd. The contractor was notified, but the issue was not addressed until LADBS stepped in following our multiple complaints. We will not know if this problem has been abated until the next rainfall, and we remain very concerned of additional potential problems.

We therefore protest the Commission's denial of our appeal and seek a City Council veto of that decision. We implore our council member, Mike Bonin, to bring a "245 Motion" to assert jurisdiction over the West LA Planning Commission and veto its denial of the Friends of Kenter appeal of building permits for 824 Kenter Ave. Deadline for a vote by the Council is Monday 9/19.

The neighbors and adjacent communities need to express support of our cause for the 245 Motion to be considered. If the construction of this mega-mansion remains unmitigated we may well be witnessing a disaster in the making, one that will take its toll in one way or another on all of us.

We urge you to support our cause by sending an e-mail ASAP to both Mike Bonin (Councilmember.Bonin@lacity.org) and Jason Douglas (Jason.P.Douglas@lacity.org). Please mind our deadline: e-mails must be sent no later than this Thursday, 9/15.

For additional information, kindly write to Friends of Kenter (friendsofkenter@gmail.com)

Feel free to copy the following sample letter of support. You may type initials in place of signature:

Attn: Mike Bonin, councilmember for the 11th district of the City of Los Angeles:

As a resident living in the vicinity of the megamansion being built on 824 North Kenter Ave., I fear this project will have a significant negative impact on neighbors and adjoining communities. I support the campaign of Friends of Kenter to have LADBS revoke the developer's building permit. I ask you to submit a motion to the City Council to overturn the West LA Planning Commission's denial of their appeal. The said appeal should get a fair and comprehensive hearing, one that gives proper consideration to the neighbors' and the community's concerns.

name

address

signature